

EXHIBIT 8

NuTech Plastics Engineering, Inc.
Lease Payments by Due Date

Due Date	Bldgs.	Equip.	Equip.	Equip.	Equip.	Equip.	Equip.	Equip.	Equip.	Total
1	\$ 75,927.50	17,955.62	1,820.66							\$ 95,703.78
2		1,086.87								1,086.87
3										
4										
5										
6										
7		2,417.61								2,417.61
8										
9										
10		16,064.39								16,064.39
11										
12										
13										
14										
15		4,475.37	14,629.05	5,964.12	2,767.93	5,386.39	10,484.21	8,149.96	3,912.57	77,283.68
16									2,392.94	
17										
18										
19										
20										
21										
22										
23										
24										
25										
26										
27										
28										
29										
30										
31										
Total	\$ 75,927.50									\$ 192,556.33
										\$ 75,927.50
										\$ 116,628.83
										\$ 192,556.33

Buildings
Equipment
Total

Prep'd by BBK 9/15/99

Leases Summary

Nov-Tech Plastics Engineering, Inc. Summary of Rent Property Leases

Date of Lease	Property Address	Lease Term	Initial Term	Renewal Options	Square Ft.			Rate per Square Ft.			Annual Rent	Monthly Rent due 1st of Each Mo.	Insurance (CAN)	Security Deposit			
					Office	Warehouse	Other	Office	Warehouse	Other							
1-2-96	8014 Emory Road, Suite 200 Grand Blanc Township, MI	5 yrs	5 yrs	2-5-96	2,000	7,000	9,000	\$ 1.4	\$ 10	None	\$ 28,000	\$ 0.0000	\$ 182,000	\$ 8,166.67	Tenant	Tenant	\$
3-20-97	8014 Emory Road Grand Blanc Township, MI	10 yrs	10 yrs	2-20-97	15,875	15,875	15,875	\$ -	\$ 10	3-1-97 to 3-1-00 plus CPI, not less than \$10.30	\$ -	\$ 198,750	\$ 168,750	\$ 14,229.17	Tenant	Tenant	\$
7-1-97	4014 Baldwin Road, Building A Holtz MI	3 yrs	3 yrs	7-1-97	10,000	10,000	10,000	\$ -	\$ 15.25	None	\$ -	\$ 152,460	\$ 12,705.00	Tenant	Tenant	\$ 5,000	
1-1-98	4014 Baldwin Road, Building B Holtz MI	5 yrs	5 yrs	1-1-98	10,000	10,000	10,000	\$ -	\$ 11.99	None	\$ -	\$ 119,920	\$ 9,993.33	Tenant	Tenant	\$ 10,000	
9-1-98	4371 Jensen Road Holtz MI	7 yrs	7 yrs	9-1-98	4,000	3,000	3,000	not specified	not specified	None	not specified	\$ 382,000	\$ 31,833.33	Tenant	Tenant	\$ 31,833	
Total					61,000	76,875	85,875					\$ 911,300	\$ 75,927.50				\$ 46,833
												Divided by total square ft					
												Rate per total square foot					
												Annual Rent if Base Rate is:					
												\$ -		\$ 2.00		\$ 168,750	
												\$ -		\$ 3.00		\$ 248,625	
												Market		\$ -		\$ 579,630	
												Rate		\$ -		\$ 414,375	
														Savings/yr (assume same lease, less CAN)			
														\$ -		\$ 715,380	
														\$ -		\$ 602,505	
														\$ -		\$ 579,630	
														\$ -		\$ 496,755	

W. J. S. 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852

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